

LINKS HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS
JULY 27, 2011

The following rules and regulations have been hereby approved and adopted by the Board of Directors, pursuant to The Links at Skyland Declaration, A Common Interest Community, and Bylaws of The Links at Skyland Association.

Each unit owner of record will fully comply, at all times, with these rules and regulations, and it will be the unit owner's responsibility to require family members, guests, invitees, and lessees to comply with all the rules and regulations as set forth herein.

1. The Links at Skyland will always be in compliance with the Skyland Declarations of Protective Covenants--specifically, in this instance, Appendix A, Number 4 Nuisance, and Number 6 Animals.

2. **Animals:**

No animals or pets of any nature shall be allowed, kept or maintained at The Links at Skyland; provided, however, that each unit owner may keep and maintain two (2) domesticated household pets so long as such pets are not a nuisance or obnoxious or troublesome to any other unit owner, tenant, or guest. The right to maintain two domesticated pets as herein set forth shall be subject to the following conditions and reservations:

- 2.1 Dogs and cats shall be confined inside the unit; provided, however, that if the dog or cat is not inside the unit, it must be on a leash no longer than 8 feet or a retractable leash, and the owner must always have control of pet. If the dog or cat is staked outside, it will not be left unattended or unit owner must be present or in the unit. The length of the stake should confine the pet to the area immediately in front of owner's unit with no access to street or another owner's outside area. Note: Persistent or repetitive barking, meowing, or other noise is considered a nuisance.
- 2.2 When pets are taken outside of the unit, the pet owner is required to immediately cleanup any mess made by the pet in the mowed areas or flowerbeds and properly disposes of it.
- 2.3 The owner shall keep his/her deck free of fecal debris on a daily basis.
- 2.4 The owner shall assume full responsibility and liability for any damage to persons or property caused by their pet.
- 2.5 Guests, invitees, and lessees of unit owner shall not be permitted to keep or maintain any pet on The Links at Skyland property.
- 2.6 The above right to maintain two pets upon The Links at Skyland property is subject to revocation and termination at any time by the Board of Directors upon its sole determination that such pet is either vicious or annoying other members or otherwise a nuisance.

3. **Nuisances:**

No obnoxious or offensive activity or behavior of any nature shall be maintained or allowed within The Links at Skyland and each unit owner, guest, invitee, or lessee shall occupy and use his condominium unit in a manner that is not offensive to the other unit owners, guests, invitees, or lessees. A violation of this rule will result in action taken by the Board of Directors against the owner and/or tenants through the Sheriff's Department or by the Board of Directors levying one or more fines.